



TOWN OF ELLINGTON

55 MAIN STREET • P.O. BOX 187
ELLINGTON, CONNECTICUT 06029-0187

BOARD OF FINANCE

ROBERT J. CLEMENTS
Chairman

REGULAR MEETING TUESDAY, SEPTEMBER 9, 2008

RICHARD J. CLEARY
MARK A. JOYSE
BARRY C. PINTO
MICHAEL D. VARNEY
JOSEPH E. WEHR

MEMBERS PRESENT: R. Clements-Chairman, R. Cleary, M. Joyse, B. Pinto, M. Varney and J. Wehr

OTHERS PRESENT: N. DiCorleto-Finance Officer, M. Stupinski-First Selectman and J. Gage-Conservation Commission

Chairman Robert Clements called the meeting to order at 8:07 PM.

Citizens Forum – None

Approval of Minutes

MOVED (CLEARY) SECONDED (WEHR) AND PASSED TO APPROVE THE MINUTES OF THE AUGUST 19, 2008 REGULAR MEETING AS WRITTEN.

Financial Statements – None

Additional Appropriations/Recommendation to Town Meeting – None

New Business

The Finance Officer stated that he had been busy doing interviews to replace office staff. He is also working with The Computer Company beginning the change over to Microsoft Office 2007 for each town department. He has been working on bond resolutions. The Ambulance Building Addition bids came back on Monday and Russell & Dawson is reviewing them. Most of the ones that came in were over the budgeted amount. Out of the 22 sets of documents that went out, 8 were returned for consideration.

Mr. Cleary stated he would like the Board of Education to look into the use of solar panels on the schools when the upgrades to the buildings are done. There are grants available and the payback is good, especially considering that when the schools are closed, the excess energy generated can be sold back. It was decided that a letter in writing to the Board of Education would be advisable.

MOVED (CLEARY) SECONDED (VARNEY) AND PASSED TO SEND A LETTER TO THE SUPERINTENDENT OF SCHOOLS FROM THE CHAIRMAN OF THE BOARD OF FINANCE TO RECOMMEND THAT SOLAR ENERGY BE UTILIZED ON THE SCHOOL UPGRADES.

-Land Purchase 25 & 28 Green Street.

Michael Stupinski, First Selectman, stated that the purchase of these properties represents an opportunity for the Town of Ellington to increase recreation land in the Crystal Lake area. At the present time there is only the beach and one small strip of land next to the beach that is recreation land in that area. The use would be for passive recreation or park land. The property consists of 3.8 acres and is sloped. The purchase price is \$210,000 and the tax appraisal is \$207,000.

The First Selectman also told the Board that if the Town can negotiate for purchase of the Bicknell property then this piece of property will be contiguous to Crystal Lake School.

Mr. Gage, Conservation Commission, stated that in his opinion this piece of property is very expensive and scores low on the guidelines for open space property. He does not like this piece of property for open space. He also stated that there is 50 acres of open space that was given to the town with the Crystal Ridge Subdivision.

Mr. Varney stated that he understands wanting to purchase property but not the urgency of this piece.

Mr. Stupinski was asked how this piece of property became known to the Town and he stated that Mr. Dexter's son came to the town and asked if we wanted first chance to purchase as he was going to sell the property.

Mr. Clements asked Mr. Gage what the average cost per acre was for open space purchases. Mr. Gage stated that historically they have spent \$2,000 - \$5,000 per acre and this piece is \$50,000/acre. He also stated that the Conservation Commission has met with the P&R Commission to work with them to allow parks in open space.

Mr. Wehr stated his concern that the town would not be able to purchase other parcels if it spent so much on these parcels.

Mr. Clements feels that they want building lot prices for open space.

MOVED (CLEARY) SECONDED (PINTO) AND DEFEATED UNANIMOUSLY RESOLVED, THAT THE BOARD OF FINANCE RECOMMENDS THAT THE TOWN OF ELLINGTON APPROPRIATE \$210,000 FOR COSTS RELATED TO THE ACQUISITION BY THE TOWN FOR USE IN MUNICIPAL PURPOSES OF TWO PARCELS OF LAND KNOWN AS THE 25 AND 28 GREEN STREET PROPERTIES IN ELLINGTON AND NOW OR FORMERLY OWNED BY MILDRED A. DEXTER, AND THE IMPROVEMENTS THEREON AND APPURTENANCES THERETO IF ANY, SUBJECT TO ANY BOUNDARY LINE AGREEMENT NOW OR HEREAFTER ENTERED INTO BY THE CURRENT PROPERTY OWNER SUBSTANTIALLY AS DESCRIBED IN THE "OPTION TO BUY REAL ESTATE, 25 & 28 GREEN STREET" BY AND BETWEEN THE TOWN AND MILDRED A. DEXTER AND DATED JULY 21, 2008, OR ANY EXTENSION THEREOF OR AMENDMENT THERETO. THE APPROPRIATION MAY BE SPENT FOR THE ACQUISITION COST AND, TO THE EXTENT OF AVAILABLE FUNDS, COSTS PRELIMINARY TO THE ACQUISITION INCLUDING WITHOUT LIMITATION SURVEY FEES, TESTING, ENGINEERING, FEASIBILITY AND PLANNING STUDIES RELATED TO POTENTIAL ACQUISITIONS, LEGAL FEES, NET TEMPORARY INTEREST AND OTHER FINANCING COSTS, AND OTHER EXPENSES RELATED TO THE PROJECT AND ITS FINANCING.

FURTHER RESOLVED, THAT THE BOARD OF FINANCE RECOMMENDS THAT THE TOWN ISSUE BONDS OR NOTES AND TEMPORARY NOTES IN AN AMOUNT NOT TO EXCEED \$210,000 TO FINANCE THE APPROPRIATION.

MOTION DEFEATED: 6 NAYES.

The members discussed the possibility of funding a park in the Crystal Lake area and asked that Mr. Tedford be invited to the October meeting to discuss this possibility as it relates to his 5-year plan for recreation space.

Mr. DiCorleto asked Mr. Wehr if he knew of any conditions that are put on the use of open space received from a developer. Mr. Wehr stated that 20% of the usable land is given as open space or a 10% fee in lieu. It must be used for passive recreation.

Old Business

Mr. Clements apologized for his demeanor two months ago and for missing last month's meeting due to circumstances beyond his control.

Mr. Cleary stated that he read that the State of CT passed a law stating that towns cannot limit the number of students that apply to magnet schools and that it can affect the budget. An article in the Journal Inquirer stated that the Town of Vernon may be looking at a substantial increase in tuition for students attending these schools. Mr. Clements will contact the school superintendent to get his thoughts on this as it may affect Ellington.

Adjournment

**MOVED (CLEARY) SECONDED (JOYSE) AND PASSED TO ADJOURN THE
MEETING OF SEPTEMBER 9, 2008 AT 9:00 PM.**

Submitted by 
Lori Smith, Clerk